

GOLDEN BEAR GOLF CENTER
CARROLLTON, TX

Exterior of Building

1. East side of building – wood fence gate needs to be repaired – broken slates – level gate.
2. Steel handrail for Handicapped – needs to be repainted.
3. Front entry handrail – West side of steps – needs to be re-installed.
4. All wood window sills need to be repainted.
5. All exterior wood rails need to be repainted.
6. All wood columns need to be re-caulked and repainted.
7. West side of building – need to replace Garage wood gates
8. Repair curb at gate.
9. Repair and repaint Garage door.
10. Repair sheet rock in Garage around electrical panels.
11. Repaint Garage.
12. General note: repair all sheet rock in Garage.
13. West side driving range or tee line – replace rotting wood material – check for termites, then repair and repaint.
14. Tee line courtyard or vestibule – repaint and repair hole in soffit.
15. General note: repair and replace all rotting wood or warped wood – repaint entire tee line, all walls and ceiling or soffit columns.
16. East side of building – caulk and repaint columns and sills.
17. East side of tee line – replace all rotten wood and repaint all surfaces.
18. Replace window unit on East side – 6th unit from East end.
19. Southeast corner of tee line at header – replace all rotten wood and repaint.

20. Northwest corner of tee line at header – replace all rotten wood and repaint.
21. Install gate on trash bin enclosure.

Interior of Building

1. Cash counter, West wall – repaint a/c grill.
2. Clear story – repair and repaint all damaged walls.
3. Replace all damaged ceiling tiles.
4. General note: repaint interior of building.
5. Interior entry soffit – repair all drywall ceiling soffit.

Men's Restroom

1. Replace mirror

Women's Restroom

1. Replace vinyl wall covering.
2. Replace mirror.
3. Replace counter top.
4. Adjust exhaust fan.

Parking Lot

1. Repair and re-stripe asphalt parking lot.

Note: The substandard level of maintenance and repair is prevalent with respect to most areas of the facility. Please refer to Spring Creek Golf Center, a competitive facility where the standard and appearance is of a high quality with reference to landscape, landing area, tee line, etc. We understand Precision is reviewing the landscape deficiencies at Golden Bear.